

Real Property Records

Date last updated: Friday, March 05, 2004

SDMS Document ID



1052098

Real Property Search

If you have a question about the value, ownership, or characteristics of this property, or any other property in Denver, please call the Assessor at 720-913-4162.

[Link to property tax information for this property](#)

[Link to property sales information for this neighborhood](#)

[Link to property sales information for all Denver neighborhoods](#)

PROPERTY INFORMATION

Property Type: Residential

Parcel: 0226104008000

Name and Address Information

Legal Description

JACKSON, WILLIAM S & JO ANN
3715 RACE ST
DENVER, CO 80205

L 12 & S 5 FT OF L 11 BLK 5
CHEESMAN & MOFFATS ADD
RESIDENTIAL

Property Address:

Tax District

3715 RACE ST

DENV

Assessment Information

	Actual	Assessed	Exempt	Taxable
Current Year				
Land	20700	1650		
Improvements	118100	9400		
Total	138800	11050	0	11050
Prior Year				
Land	14500	1330		
Improvements	85500	7820		
Total	100000	9150	0	9150

Style: One Story

Reception No.: 0000064868

Year Built: 1910

Recording Date: 05/20/93

Building Sqr. Foot: 757

Document Type: Quit Claim

Bedrooms: 2

Sale Price: 7000

Baths Full/Half: 1/0

Mill Levy: 64.162

Basement/Finished: 168/0

Lot Size: 4,170

Zoning: R2

3715 Race Street

303-295-3055

- Remove obstructions including boats, trailers, vehicles, playscape items, wood piles, dog houses, etc;
- Remove flower bulbs or plants that the Grantor or the Grantor's tenant may wish to save;
- Water and maintain replacement vegetation, including fertilizer application, as necessary subsequent to an initial watering period by EPA, unless watering is restricted by Denver Water Board;
- Abide by health and safety guidance provided by EPA;
- If the property is rented, assist EPA in obtaining tenant approval for access to the property to perform the work if EPA is unable to obtain such access; and
- Allow videotaping and/or photography of the property including exterior and interior areas of buildings.

AGREEMENT NOT TO INTERFERE

The Grantor agrees not to interfere or tamper with any of the activities or work done, or the equipment used to perform the activities, or to undertake any actions regarding the use of said property which would tend to endanger the health or welfare of the Grantees or the environment, or to allow others to use the property in such a manner.

Should you have any questions about this program, please contact Jennifer Chergo at 303-312-6601 or Pat Courtney at 303-312-6631.

☒ I grant access to my properties

☐ I do not grant access to my properties

William Jacobson
Signature

Date

William Jacobson - 3-2-04
Signature

Date

☐ I would like to be present during any sampling that is required.

- Remover obstrucciones que incluye botes, remolque, vehículos, juguetes de niños, montones de madera, casas de perros, etc.
- Remover de bulbos de flores, o otras plantas que el Otorgante o inquilino del Otorgante quisiera guardar;
- Regar y mantener reemplazo de vegetación, incluso la aplicación de fertilizante, como es necesario subsecuente de la riega inicial por el EPA, a menos que regando está restringido por la Junta de Agua de Denver.
- Permanecer por la guía de Salud y Seguridad proveído por el EPA;
- Si la propiedad está rentado, asiste el EPA a obtener la aprobación del inquilino para acceso a la propiedad a llevar a cabo el trabajo, si el EPA está inhábil a obtener acceso; y
- Permitir a hacer un video y/o tomar fotos de la propiedad incluyendo los areas exterior y interior de edificios.

ACUERDO A NO INTERFERIR

El Otorgante está de acuerdo a no interferir o meterse en cualquier actividades o trabajo hecho, o el equipo usado a llevar de cabo los actividades, o hacer cualquier acciones en respecto de la usa de dicho propiedad que podría arriesgar la salud o bienestar de los Cesionarios o el medio ambiente, o permitir otras personas a usar la propiedad en alguna manera.

Si tiene preguntas sobre este programa, por favor contacta Jennifer Chergo at 303-312-6601 or Pat Courtney at 303-312-6631.

☐ Si yo permito acceso a mi propiedad

☐ No permito acceso a mi propiedad.

Firma

Fecha

Firma

Fecha

☐ Me gustaría ser presente durante de cualquier colección de muestras.

X

<> Inq New Update Test Cancel Reset Exit Ticket # 0000218292-000 has been queued! 04/27/04 11:11:06 AM NEW
INSERT

Ticket 0000218292 Date 04/27/2004 Time 11:10AM Oper JWL711000558 Rev 000 NEW GRID
Old Tkt 0000218292 Date 04/27/2004 Time 11:10AM Oper JWL711000558 Chan WEB

Phone 303-487-0377 Ext Caller JASON LYNCH
Email JLYNCH@PROJECTRESOURCESINC.COM
Company PROJECT RESOURCES Fax 303-295-0990
Address 10 E 55TH AVE
City DENVER State CO Zip 80216

Alternate Contact TODD MYERS Phone 3034870377 Ext
Done for CORPS OF ENGINEERS / EPA
Work type SOIL EXCAVATION TO A DEPTH OF 12 INCHES F
Explosives N Boring N Meet time requested N
St CO Cnty DENVER Place DENVER
Addr From 3715 Street RACE STREET
Nearest Intersecting Street

Latitude Longitude

Location ENTIRE RESIDENTIAL PROPERTY FROM THE CURB ONTO THE PROPERTY AT THE
ADDRESS LISTED - SOIL EXCAVATION TO A DEPTH OF 12 INCHES

The locate will be completed between 04/27/04 11:11:06 AM and the end of the day 04/29/2004

Grids (T/R/S) 03S068W26NE

Members ATCT01 CMSDC00 CMSND14 LVL311 PCKVEL PCND00 PSND14 QLNCDND00 QLNCDND14 TCHAM2
WCG01

Members - these will be notified by the center

PCND00 XCEL ENERGY XCEL ENERGY
PSND14 XCEL ENERGY---APPT FILE XCEL ENGY---APPT SCHEDULE-- UQ

PCKVEL	XCEL ENERGY--ELEC TRANSM	XCEL ENERGY-ELEC TRANSM
CMSDC00	COMCAST-CATV	COMCAST-CATV/UQ
PCKVEL	XCEL ENERGY--ELEC TRANSM	XCEL ENERGY-ELEC TRANSM
PSND14	XCEL ENERGY---APPT FILE	XCEL ENGY--APPT SCHEDULE-- UQ
QLNCND14	QWEST LOCAL NETWORK---APPT. SCHED.	QWEST LOCAL NETWORK
QLNCND14	QWEST LOCAL NETWORK---APPT. SCHED.	QWEST LOCAL NETWORK
LVL311	LEVEL 3 COMMUNICATIONS	LEVEL 3 COMMUNICATIONS
PCKVEL	XCEL ENERGY--ELEC TRANSM	XCEL ENERGY-ELEC TRANSM
WCG01	WITEL COMMUNICATIONS LLC	WITEL COMMUNICATION
QLNCND00	QWEST LOCAL NETWORK	QWEST LOCAL NETWORK (UQ)
TCHAM2	TOUCH AMERICA--SOUTHERN COLORADO AREA	TOUCH AMERICA (FIBER)
QLNCND00	QWEST LOCAL NETWORK	QWEST LOCAL NETWORK (UQ)
CMSND14	COMCAST-APPT. SCHED.	COMCAST-CATV/UQ
PSND14	XCEL ENERGY---APPT FILE	XCEL ENGY--APPT SCHEDULE-- UQ
PCND00	XCEL ENERGY	XCEL ENERGY
CMSDC00	COMCAST-CATV	COMCAST-CATV/UQ
CMSND14	COMCAST-APPT. SCHED.	COMCAST-CATV/UQ
PCND00	XCEL ENERGY	XCEL ENERGY
ATCT01	AT&T	AT&T

TIER2 MEMBERS - you must notify these members yourself

DTEO01	DENVER TRAFFIC ENGINEERING OPERATIONS	DNVR TRAFFIC ENG OPERAT.	720-865-4001
DNVH20	DENVER WATER DEPARTMENT	DENVER WATER DEPT	303-628-6666
WWMG01	WASTEWATER MANAGEMENT DIVISION	WASTEWATER MGMT DIVISION	303-446-3744
DNVPR1	DENVER PARKS AND RECREATION	DENVER PARKS & REC.	303-458-4839

This spreadsheet performs screening level calculations to estimate the effect of peeling leaded paint on the average concentration of lead in yard soil
3715 Race St.

INPUTS		Units	House
General	Variable		
	Mixing depth in yard	cm	2.54
	Mixing depth in yard	inches	1
	Soil density	g/cm3	2.5
	RBC in soil	mg/kg	400
	Bkg in clean fill	mg/kg	50
			Small
House-specific	Area of the exposure unit	m2	94.7611
	Area of the exposure unit	ft2	1020
	Concentration of lead in paint	mg/cm2	24
	Area of peeling paint	m2	4.354644
	Area of peeling paint	ft2	11.03
COMPUTATIONS			
	Mass of lead from paint	mg	1.0E+06
	Volume of soil	cm3	2.4E+06
	Mass of soil	kg	6.0E+03
	Incremental concentration	mg/kg	173.7
	Maximum acceptable area of peeling leaded paint (m2)		8.8
	Maximum acceptable area of peeling leaded paint (ft2)		94.4
DECISION			OK

This spreadsheet performs screening level calculations to estimate the effect of peeling leaded paint on the average concentration of lead in yard soil
3715 Race St.

INPUTS		Units	House
General	Variable		
	Mixing depth in yard	cm	2.54
	Mixing depth in yard	inches	1
	Soil density	g/cm3	2.5
	RBC in soil	mg/kg	400
House-specific	Bkg in clean fill	mg/kg	50
			Small
	Area of the exposure unit	m2	83.61274
	Area of the exposure unit	ft2	900 — 1020
	Concentration of lead in paint	mg/cm2	24 ✓
	Area of peeling paint	m2	4.354644
	Area of peeling paint	ft2	11.03 ✓
COMPUTATIONS			
	Mass of lead from paint	mg	1.0E+06
	Volume of soil	cm3	2.1E+06
	Mass of soil	kg	5.3E+03
	Incremental concentration	mg/kg	196.8
	Maximum acceptable area of peeling leaded paint (m2)		7.7
	Maximum acceptable area of peeling leaded paint (ft2)		83.3
DECISION			OK

Address: 3715 Race St		Date: 7/27/2005	
Owner:	William and JoAnn	Jackson	Telephone #: (303) 295-3055

Plot Plan:

Prop # 2737

see attached

North
South
East
West

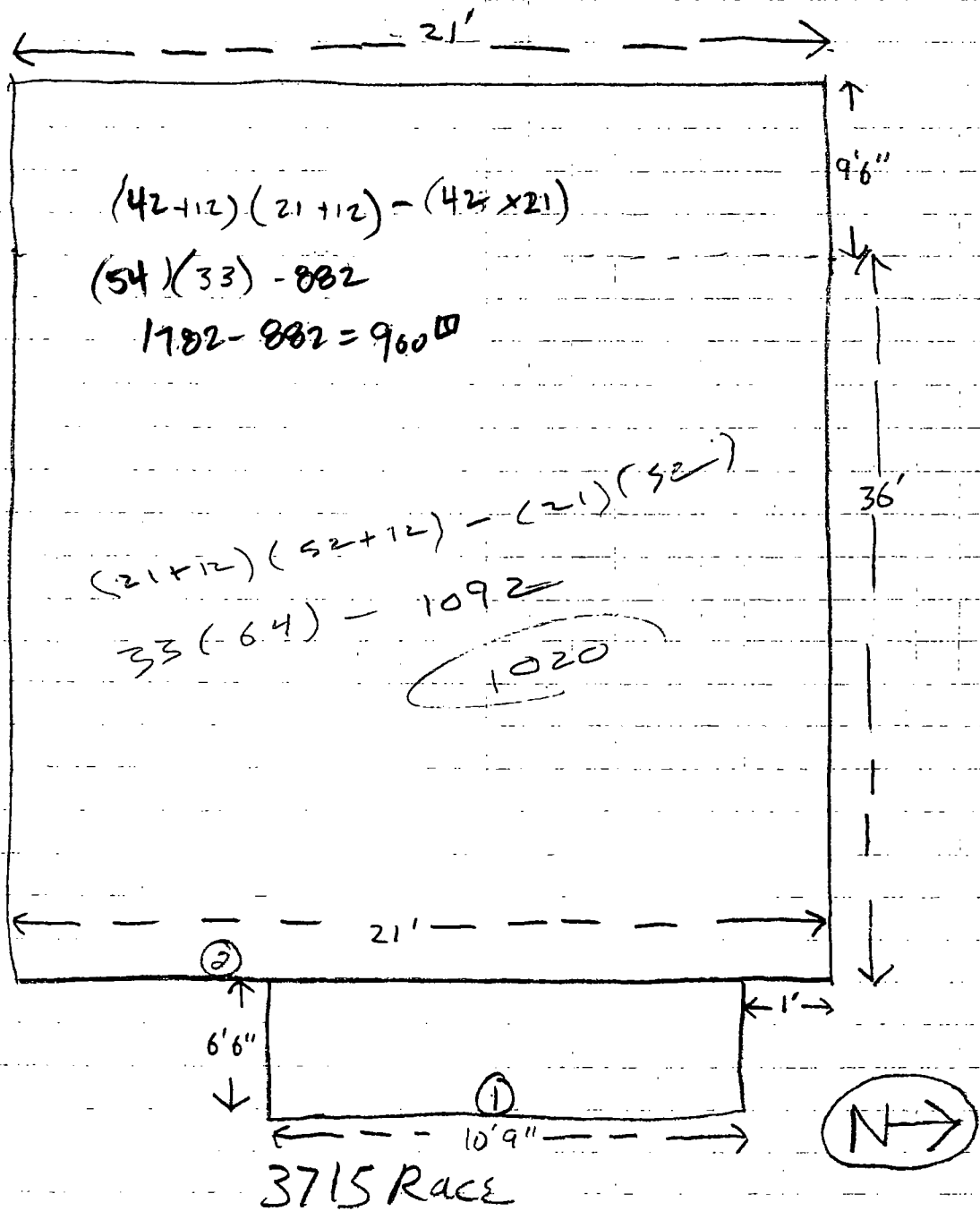
Exterior Walls				Doors/Trim			
Material	deteriorated Area	Peel/Chip	XRF (Lead)	Material	deteriorated Area	Peel/Chip	XRF (Lead)
Total	0.00			Total	0.00		

North
South
East
West

Window Trim/Fascia/Soffit				Patios/Decks/Porches			
Material	deteriorated Area	Peel/Chip	XRF (Lead)	Material	deteriorated Area	Peel/Chip	XRF (Lead)
wood	1.10		24+-8.9	wood	9.93		24+-8.9
Total	1.10			Total	9.93		

North
South
East
West

Metal Trim/Gutters/Downspouts				Misc Structures/Garage/Fences			
Material	deteriorated Area	Peel/Chip	XRF (Lead)	Material	deteriorated Area	Peel/Chip	XRF (Lead)
Total	0.00			Total	0.00		



Address: 3715 Race St.		Structure: House									
Date: 7/27/05		Direction: E									
Investigator: M.W, C.M											
Time Started: 1:30 P.M.											
Drawing Number	Photo Number	Painted Surface	Material	Color	Total Area of Element (units ft^2)	Percent Deteriorated	Deteriorated Area (units ft^2)	XRF #	XRF Value	pos/neg	Notes
N/A	N/A	Front Porch Rail	Stone	Pink	N/A	N/A	N/A	749	0.07±0.19	NEG	
2	2	Gable fascia (small piece where siding missing)	Wood	White	1.10	100%	1.10	see 750	24±8.9	POS	
1	1	Front Porch Upper Trim	Wood	Mauve Pink	99.33	10%	9.93	750	24±8.9	POS	
No other deteriorated paint on house											

DRIVEWAY

BRACK

4X28 112

4X20
80

sod

54X17
918

sod
LEAK 0

11X33
363

REMOVE

5X16
80

LEAK
0

10
1X10

3715 RAIL

sod

5X41
205

sod
6X8 48

SAS
meter

REMOVE

LEAK
0 Tree

504

24X21

sod

156
6X20

sod

water
0
meter

528

sod

16X33

Property Completion Agreement

This agreement documents the completion of remedial activities performed on my property. My signature will designate that I am satisfied with the restoration of my property, and that no items are in questions, now, or at any time in the future, except those items listed below, if any.

Property ID:	2737
Property Address:	3715 Race St
Owner:	W JACKSON
Phone:	303-295-3055

Restoration Items in Question:

Item:
Item:
Item:
Item:
Item:
Item:

Additional Comments:

Job Will Done

☒ I agree restoration is completed, except as noted

☒ I do not agree restoration is completed

☐ I agree that the sprinkler system is working properly following reinstallation by contractor

Owner's Signature

Date

Contractor's Signature

Date

6/24/04

Property Access Checklist

Property ID: <u>2237</u>	<input type="checkbox"/> WORK STARTED ON: <u> </u> / <u> </u> / <u> </u>
Property Address: <u>3715 Bsee St.</u>	<input type="checkbox"/> WORK COMPELTED ON: <u> </u> / <u> </u> / <u> </u>

Property Owner: <u>W. JACKSON</u>	Property Renter:
Mailing Address:	Home Phone:
	Fax:
	Cell/Pager:
Home Phone: <u>303-295-3055</u>	Additional Information:
Fax:	
Cell/Pager:	

<input type="checkbox"/> Notification Letter	Sent: <u>2/20/04</u>	By: <u>A. James</u>
<input checked="" type="checkbox"/> Access Agreement	Signed: <u>3/12/04</u>	By: <u>William / JoAnn JACKSON</u>
<input checked="" type="checkbox"/> Restoration Agreement	Signed: <u>3/19/04</u>	By: <u>William JACKSON</u>
<input type="checkbox"/> Topsoil Sampling (if applicable)	<u> </u> / <u> </u> / <u> </u>	By:
<input type="checkbox"/> Disposal Sampling (if applicable)	<u> </u> / <u> </u> / <u> </u>	By:
<input type="checkbox"/> Garden Sampling (if applicable)	<u> </u> / <u> </u> / <u> </u>	By:
<input type="checkbox"/> Utility Clearance	Called: <u> </u> / <u> </u> / <u> </u>	By:
<input checked="" type="checkbox"/> Video/Photos (Before)	On: <u>3/19/04</u>	By: <u>Keith Hughes</u>
<input type="checkbox"/> Video/Photos (During)	On: <u> </u> / <u> </u> / <u> </u>	By:
<input type="checkbox"/> Video/Photos (After)	On: <u> </u> / <u> </u> / <u> </u>	By:
<input type="checkbox"/> Video/Photos (30-Day)	On: <u> </u> / <u> </u> / <u> </u>	By:
<input type="checkbox"/> Property Completion Agreement	Signed: <u> </u> / <u> </u> / <u> </u>	By:
<input type="checkbox"/> Final Report	Issued: <u> </u> / <u> </u> / <u> </u>	By:

Air Monitoring (as applicable)

<input type="checkbox"/> Community <input type="checkbox"/> Crew	On: <u> </u> / <u> </u> / <u> </u>	By:
Results:		
<input type="checkbox"/> Community <input type="checkbox"/> Crew	On: <u> </u> / <u> </u> / <u> </u>	By:
Results:		
<input type="checkbox"/> Community <input type="checkbox"/> Crew	On: <u> </u> / <u> </u> / <u> </u>	By:
Results:		

Restoration Agreement

The purpose of this agreement is to provide a mutual agreement as to conditions of property prior to remediation activities. This will also serve as decontamination for the purpose of assuring that restoration activities are completed to the satisfaction of the property owner and the United States Environmental Protection Agency (EPA).

Property ID:	2737
Property Address:	3215 r94 st.
Owner:	W. JACKSON
Phone:	303-295-3055

On the attached diagram(s) indicate area(s) to excavated and depth of excavation, location of all known utilities, subsurface features, surface structures and landscaping features, access location(s) to be used by contractor, and the direction of North. Indicate distances, depths, material types, etc. Indicate digital photos by referencing the photo-log number with an arrow indicating direction of view.

Items To Be Removed By Owner Before Start Of Remediation: (Use additional sheets as necessary)

The removal, storage, disposal, and/or return of these items is the Owner's responsibility.

Item:	Kids toys in backyard
Item:	tsble any other debris on property
Item:	
Item:	
Item:	
Item:	
Item:	
Item:	



Project Resources Inc.

Items To Be Removed By Contractor During Remediation And Not Replaced
(Use additional sheets as necessary)

Item:	N/A
Item:	
Item:	
Item:	
Item:	
Item:	
Item:	
Item:	
Item:	
Item:	
Item:	
Item:	
Item:	
Item:	
Item:	



Project Resources Inc.

Items To Be Removed By Contractor During Remediation And Replaced
(Use additional sheets as necessary)

Item:	N/A
Item:	
Item:	
Item:	
Item:	
Item:	
Item:	
Item:	
Item:	
Item:	
Item:	
Item:	
Item:	
Item:	
Item:	



Landscape Inventory
(Use additional sheets as necessary)

Item	Quantity	Unit	Description/Explanation
Total Area Of Property To Be Excavated	3004	Square Feet	
Number of trees > 2 inch trunk diameter	N/A		
Number of trees < 2 inch trunk diameter	N/A		
Number of Sprinkler Zones, Control Valves, Timers, Heads, etc. Attach a sketch of the sprinkler layout.	N/A		Zones: <u>N/A</u> Heads: <u>N/A</u> Control Valves: <u>N/A</u>
Number of and total size of all gardens / flower beds. Attach a sketch of relative sizes and locations.	# Of Beds: <u>N/A</u> # Of Gardens: <u>N/A</u>		Ft ² Of Beds: <u>N/A</u> Ft ² Of Gardens: <u>N/A</u>



Item	Quantity	Unit	Description/Explanation
Agreed upon value of plant materials <u>not to be replaced</u> by contractor. Note: this value will be used to issue a plant voucher to the property owner.	Total # Of Beds: <u>N/A</u>	\$	Total Ft ² Of Beds To Be Replaced With Certificate: <u>N/A</u>
Agreed upon list of plant materials that will be replaced by contractor. Be very specific and detailed. Include a sketch of where each plant will be placed by the contractor.	 <u>N/A</u>	Each	Only Use For Plants That Are Being Saved and Re-planted
Agreed upon area of property to be replaced with grass sod. Include a sketch of the area(s) to be replaced with grass sod.	 <u>2892</u>	SF	Total Ft ² Of Sod To Be Laid: <u>2892</u>
Area of City or County property to be landscaped per their requirements. Include a sketch of the area (s)	Total Ft ² : <u>528</u>	SF	Sod: <u>528</u> Brown Mulch: <u>N/A</u> Red Mulch: <u>N/A</u>
Agreed upon area of property to be replaced with mulch.	Total Ft ² Of Mulch: <u>N/A</u>	SF	Red: <u>N/A</u> Brown: <u>N/A</u>



Project Resources Inc.

Item	Quantity	Unit	Description/Explanation
Agreed upon area to be replaced rock.	Total Ft ² Of Rock: 112 112	SF	Large: <u>N/A</u> Medium: <u>N/A</u> Small (pea gravel): <u>N/A</u> Driveway Gravel: <u>112</u>
Agreed upon area to be replaced with no groundcover.	Total Ft ² With No Groundcover: <u>N/A</u>		

Additional Comments / Instructions:

Additional Comments / Instructions Continued:

☐ Check the box if Owner does not want PRI to document interior foundation walls and possible pre-existing damage. By checking this box PRI is not responsible for any damage done to the interior of house, including foundation cracks or fissures.

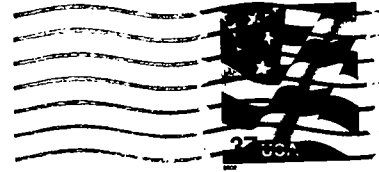
☒ I agree

☐ I do not agree

☒ I agree

☐ I do not agree

William J. Jones 3-19-04 Robert Myers 3-19-04
Owner's Signature Date Contractor's Signature Date



ISS #4 DENVER, CO. P&DC 20:39 03/03/04 ISS #4



VB/I-70 Command Post
10 E. 55th Avenue
Denver, CO 80216

80216+1769 11



TARGET SHEET
EPA REGION VIII
SUPERFUND DOCUMENT MANAGEMENT SYSTEM

DOCUMENT NUMBER: 1052098

SITE NAME: VASQUEZ BOULEVARD AND I-70

DOCUMENT DATE: 03/02/2004

DOCUMENT NOT SCANNED

Due to one of the following reasons:

- ☒ PHOTOGRAPHS
- ☐ 3-DIMENSIONAL
- ☐ OVERSIZED
- ☒ AUDIO/VISUAL
- ☐ PERMANENTLY BOUND DOCUMENTS
- ☐ POOR LEGIBILITY
- ☐ OTHER
- ☐ NOT AVAILABLE
- ☐ TYPES OF DOCUMENTS NOT TO BE SCANNED
(Data Packages, Data Validation, Sampling Data, CBI, Chain of Custody)

DOCUMENT DESCRIPTION:

3 - DVDs OF PROPERTY VIDEO, PROPERTY #2737

1 - PROPERTY PHOTO CD

